



Cottage enjoying views across Reigate Heath

Flanchford Road, Reigate RH2 8AB



Approximately three quarters of a mile level walk to the town centre •
Light and airy feel •
South/east facing garden •
Views over Reigate Heath

Local information

This charming cottage is in an enviable location overlooking Reigate Heath and yet just a half of a mile level walk to the town centre which provides a comprehensive range of local shops and boutiques.

About this property

The property has been tastefully extended and decorated offering flexible accommodation over three floors. The beautifully presented accommodation comprises a sitting room with ornamental gas fireplace, a family room/dining room with log burner, a downstairs shower room and a magnificent open plan kitchen/breakfast room leading into a dining/family room with vaulted ceiling and bi-fold doors that lead on to the gardens. On the lower ground floor is a study/playroom with natural light and on the first floor are two double bedrooms and a luxury refitted shower room. To the rear of the property is a well maintained garden with a full width patio area. There is a pathway that is flanked by lawn, mature trees and shrubs that lead to a workshop and garden shed at the rear.

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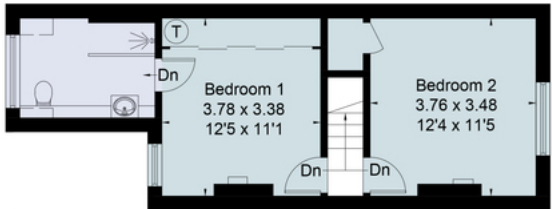
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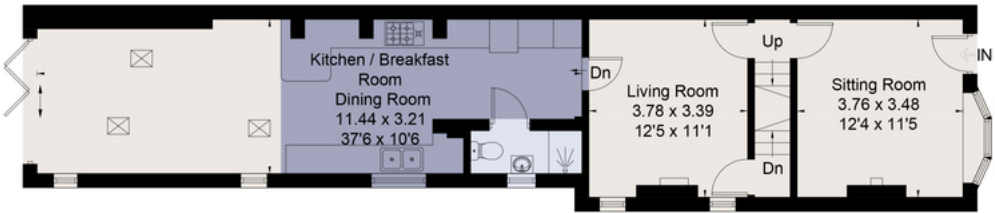
David Reynolds
Savills Reigate
01737 230200
d@savills.com

Approximate Area = 118.5 sq m / 1275 sq ft (Excluding Lightwell)
Workshop = 7.2 sq m / 77 sq ft
Total = 125.7 sq m / 1352 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)
For identification only. Not to scale.
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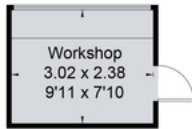
[] = Reduced head height below 1.5m



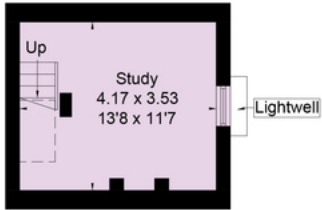
First Floor



Ground Floor

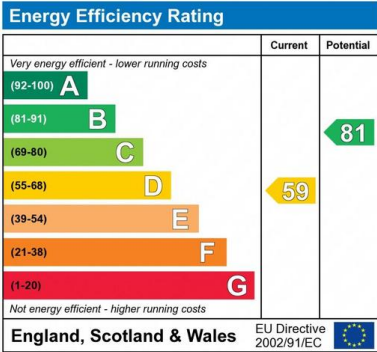


(Not Shown In Actual Location / Orientation)



Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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